

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5/38A KENSINGTON ROAD SOUTH YARRA VIC 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$563,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

7/36 KENSINGTON ROAD SOUTH YARRA VIC 3141	\$650,000	10-May-25
8/27 KENSINGTON ROAD SOUTH YARRA VIC 3141	\$670,000	30-May-25
14/27 KENSINGTON ROAD SOUTH YARRA VIC 3141	\$625,000	08-Aug-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 14 October 2025



**7/36 KENSINGTON ROAD SOUTH
YARRA VIC 3141**

2 1 1

Sold Price

\$650,000

Sold Date **10-May-25**

Distance

0.03km



**8/27 KENSINGTON ROAD SOUTH
YARRA VIC 3141**

2 1 1

Sold Price

\$670,000

Sold Date **30-May-25**

Distance

0.22km



**14/27 KENSINGTON ROAD SOUTH
YARRA VIC 3141**

2 1 1

Sold Price

\$625,000

Sold Date **08-Aug-25**

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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